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A handwritten signature in dark ink, appearing to read "T. E. Carlson", is written over a horizontal line.

THOMAS E. CARLSON
U.S. Bankruptcy Judge

Attorney for
Debtors-in-Possession

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

In re)	CHAPTER 11
)	Case No. 11-33431
MARIA AGNES TOLOSA SISON)	
BENJAMIN S. SISON)	Date: 9/14/12
Debtor(s).)	Time: 9:30 a.m.
)	Ctrm: 23 rd Fl.

ORDER VALUING THE LIENS OF BANK OF NEW YORK MELLON, GREEN TREE
SERVICING AND ARDEN INTENGAN (23 MAYWOOD)

The debtors having filed a motion to value their real property commonly known as 23 Maywood Ave., Daly City, California and to fix the value of the real property at \$510,000, fix the value of the first mortgage with Bank of New York Mellon at \$506,335, to value the second mortgage with Green Tree Servicing at \$0, and the third mortgage of Arden Intengan at \$0 and Arden Intengan having filed opposition to the motion, and the matter having been heard, and

GOOD CAUSE APPEARING THEREFORE, the court hereby orders as follows:

(1) For purposes of Debtors' Chapter 11 plan only, the real property commonly known as 23 Maywood Ave., Daly City,

1 California is fixed at \$510,000,

2 (2) For purposes of Debtors' Chapter 11 plan only, the
3 first mortgage lien of Bank of New York Mellon is reduced to
4 \$506,335.

5 (3) For purposes of Debtors' Chapter 11 plan only, the
6 second mortgage lien of Green Tree Servicing is reduced to \$0,

7 (4) For purposes of Debtors' Chapter 11 plan only, the
8 third mortgage lien of Arden Intengan is reduced to \$0,

9 (5) This order shall become part of Debtor's confirmed
10 Chapter 11 Plan.

11 (6) Upon entry of a discharge or completion of plan
12 payments in in Debtors' Chapter 11 case, the junior mortgage
13 liens of Green Tree Servicing and Arden Intengan shall be voided
14 in total upon application by Debtor.

15 (7) If Debtors' Chapter 11 case is dismissed or converted
16 to one under another chapter before Debtors complete plan
17 payments and/or obtain a discharge, this order shall cease to be
18 effective and the first mortgage lien of Bank of New York
19 Mellon, the second mortgage of Green Tree Servicing and the
20 third mortgage of Arden Intengan shall be retained to the extent
21 recognized by applicable nonbankruptcy law, and upon application
22 by the lienholder(s), the court will enter an appropriate form
23 of order restoring the Lien(s).

24 (8) Except as provided by separate, subsequent order of
25 this court, the junior mortgage liens of Green Tree Servicing
26 and Arden Intengan may not be enforced.

27 **end of order**

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service list

Gerald L. Hassell, CEO
Bank of New York Mellon
One Wall Street
New York NY 10286

Keith Anderson, President
Green Tree Servicing LLC
345 St. Peter Street
St. Paul, MN 55102